

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-A-20-UR Related File Number:
Application Filed: 1/6/2020 Date of Revision:
Applicant: WEIGEL'S LOVELL ROAD

PROPERTY INFORMATION

General Location: West side of Lovell Road, north side of Yarnell Road, south side of Centerpoint Boulevard.
Other Parcel Info.:
Tax ID Number: 118 01601 Jurisdiction: County
Size of Tract: 3.01 acres
Accessibility: Access is via Centerpoint Boulevard, a local street with a boulevard entrance within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial Business
Surrounding Land Use:
Proposed Use: Proposed commercial driveway Density:
Sector Plan: Northwest County Sector Plan Designation: O (Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located at the edge of the Centerpoint Business Park which was developed by the Knox County Development Corp. Other uses in the area consist of an apartment project and a church.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1405 Lovell Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None Noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a curb cut onto Centerpoint Boulevard, subject to 6 conditions:

- Staff Recomm. (Full):**
1. Obtaining approval from the Knox County Department of Engineering and Public Works for the design and installation of the proposed access to Centerpoint Boulevard.
 2. Obtaining approval from The Development Corporation of Knox County for the proposed curb cut.
 3. Any further development of this site will require connection to the stub-out driveway from the existing Weigel's Store located directly to the south.
 4. Any further development of this site will require a separate use on review approval from the Planning Commission.
 5. Obtaining approval from the Tennessee Technology Corridor Development Authority (3-A-20-TOG).
 6. Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the other criteria for approval of a use-on-review.

Comments:

This is a request for a curb cut onto Centerpoint Boulevard from the vacant portion of the Weigel's Store property that is located at the intersection of Lovell Road and Yarnell Road. The vacant portion of the lot has frontage along Lovell Road and Centerpoint Boulevard. When the use on review approval was granted for the Weigel's Store, there was a condition that no additional access would be permitted to Lovell Road. With this curb cut approval, the site will have an access driveway to Yarnell Road, Lovell Road and Centerpoint Boulevard. The proposed new curb cut will be located on Centerpoint Boulevard approximately 230' back from the right-of-way of Lovell Road. The proposed curb cut will require some modification of the median for the boulevard in the existing street.

Knox County is moving forward on an intersection improvement for Centerpoint Boulevard at Lovell Road that will add a traffic signal at the intersection and remove the boulevard median in Centerpoint Boulevard for turn lane improvements. That work is expected to be completed by the end of this year. When completed, the street connection of Centerpoint Boulevard to Pellissippi Parkway will be eliminated.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposed curb cut will have minimal impact on local services since all utilities are available to serve this site.
2. Road improvements are being completed that will enhance the safety and operation of this site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed curb cut meets the standards for development within the PC (Planned Commercial) zoning district and all other requirements of the Zoning Ordinance..
2. The proposed curb cut is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan designates this property for commercial use. The use is compatible with the sector plan designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 3/12/2020

Details of Action:

1. Obtaining approval from the Knox County Department of Engineering and Public Works for the design and installation of the proposed access to Centerpoint Boulevard.
2. Obtaining approval from The Development Corporation of Knox County for the proposed curb cut.
3. (The Planning Commission eliminated condition #3 as recommended by staff. The Commission also clarified that in eliminating this condition their action is also eliminating the cross access easement condition of the previous Weigel's approval - case number 12-B-10-UR.)
4. Any further development of this site will require a separate use on review approval from the Planning Commission.
5. Obtaining approval from the Tennessee Technology Corridor Development Authority (3-A-20-TOG).
6. Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the other criteria for approval of a use-on-review.

Summary of Action: APPROVE the development plan for a curb cut onto Centerpoint Boulevard, subject to 6 conditions.

Date of Approval: 3/12/2020 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**